

MEMORANDUM

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dated
DATE: July 31, 1969

TO: Boston Redevelopment Authority
FROM: Hale Champion, Director
SUBJECT: SOUTH END URBAN RENEWAL AREA MASS. (R-56)
OFFICIAL RECOGNITION OF THE SOUTH END PROJECT AREA COMMITTEE

In May 1968, the Board of the Boston Redevelopment Authority met at the Charles Mackey School in the South End Urban Renewal Area with residents of the South End community. At that meeting, Councillor Atkins and others requested an elected urban renewal committee to replace the existing committee which many felt was not representative of all interest groups in the South End. I voiced support for such a committee.

Later in the year, the Department of Housing and Urban Development (HUD) issued a Local Public Agency Letter No. 458 with the objective of increasing citizen participation in urban renewal. This letter requires the establishment of a Project Area Committee (PAC) made up of residents in the project area for all urban renewal projects which involve residential rehabilitation and which are not yet in execution. In addition, the letter encourages the establishment of a PAC for all other urban renewal projects irrespective of the urban renewal treatment involved or the project stage.

The South End residents, having endorsed the concept of an elected urban renewal committee, requested City Council to act by resolution, sponsoring such an election since they preferred an official election run by the Election Department.

Some differences in points of view emerged from the Council's debate on the subject and a compromise position was reported out by the Council in May 1969, calling for an election within eight weeks from the date of the order. The Mayor endorsed the order and instructed the Election Department to proceed with the task of holding such an election.

Additional problems arose when various community groups demanded a description of the powers and functions of such a committee prior to the official election. The Mayor's office in negotiations with major community groups in the South End developed a list of powers which in no way abrogates the functions of the Board of the Boston Redevelopment Authority. (See attached list of powers.)

A Steering Committee in the South End refused to accept the statement of powers and ran a separate election for six days without official participation or safeguards. It did not follow constitutional one man, one vote principles. From that election forty-two persons were elected to their version of an elected urban renewal committee. In an effort to pull the community together around a single committee with broad community support, the Mayor publically announced that the winners of the steering committee election would be eligible to be placed on the ballot for the official election by simply stating that they wished to become a candidate. Five such winners did run in the official election.

The official election under the auspices of the Election Department was scheduled and held July 26, 27, and 28 after the Mayor announced the City would recognize only this group as the official Project Area Committee in the South End.

This election has been held and 35 members were elected: two from each of fourteen districts and seven members at large. (See attachment.)

I, therefore, recommend that the Board of the Boston Redevelopment Authority officially recognize this group as the Project Area Committee in the South End in accordance with L.P.A. Letter No. 458.

In the Urban Renewal Handbook, R.H.A. 7387.1 L.P.A. Management Policies, Chapter 1, Section 2, CITIZEN PARTICIPATION indicates that eligible costs include amounts to cover the L.P.A. providing the Project Area Committee with necessary technical assistance, administrative and secretarial staff, and office space and equipment.

WHEREAS, the Department of Housing and Urban Development (HUD) in L.P.A. Letter No. 458 encourages citizen participation in urban renewal areas;

WHEREAS, the City of Boston has conducted an official election of the establishment of a Project Area Committee wherein 35 residents of the South End were duly elected as members of the South End Project Area Committee (SEPAC);

NOW, THEREFORE, be it resolved:

1. That the Boston Redevelopment Authority hereby recognizes the South End Project Area Committee as the official Project Area Committee for the South End Urban Renewal Area;
2. That the Boston Redevelopment Authority endorses the powers of the duly elected project area committee (SEPAC) as enumerated in the attached statement worked out by the Mayor, and authorizes a Committee consisting of the Authority Chairman, the Director and the South End Project Director to meet with SEPAC representatives to work out operational procedures and a budget request.

Powers of the South End Project

Area Committee (SEPAC)

- 1) The South End Project Area Committee (SEPAC) may retain two staff assistants, office space, and equipment, within a budget provided by the Boston Redevelopment Authority.
- 2) The SEPAC will propose and review agenda items submitted to the BRA Board. The BRA Director will submit all agenda items relevant to the South End Urban Renewal Project to the SEPAC at least seven days prior to the Board meeting. SEPAC will have the right to make oral or written comments to the BRA Board.
- 3) The SEPAC will review all planning for the South End Redevelopment area and continuously review the implementation of plans. For the purposes of this review, the SEPAC will have access to planning data, related information, and contracts.
- 4) The SEPAC will have the right to review any proposed changes in the South End Urban Renewal Plan. Prior to the submission of such proposals to the BRA Board or to the Boston City Council, the SEPAC may veto such proposed changes in the Plan by a vote of an absolute majority of its members at any duly called meeting. In this and all other matters related to voting, an absolute majority shall mean by affirmed vote of not less than eighteen of the thirty-five SEPAC members.
- 5) The SEPAC, in conjunction with the BRA Director, will establish a formal grievance procedure. The SEPAC may submit formal complaints against any project personnel through a mutually acceptable grievance procedure which will protect the rights of individuals and will guarantee a full hearing and action on complaints.
- 6) The SEPAC shall have the power to initiate, review, and suggest changes in proposals for new development in the South End Urban Renewal Project. The BRA Director will submit to the SEPAC the names of sponsors and developers who are being recommended to carry out uncommitted projects in the Plan. By a vote of an absolute majority, within twenty-one days of such submission, the SEPAC may veto recommended sponsors or developers. SEPAC's failure to act within twenty-one days shall be considered as approval.
- 7) There shall be initial and periodical reviews with appropriate BRA officials, of project planning, implementation status, progress, and staging of already committed development projects, family relocation, business relocation, and property management. When serious planning or implementation problems are identified through this review process, they may be brought to the BRA Board for resolution if necessary.
- 8) The SEPAC will review all plans and schedules for demolition of buildings within the South End Project Area. By an absolute majority vote the SEPAC can prevent demolition unless: a) the Building Commissioner or Fire Commissioner has issued an order requiring that such structures be demolished for reasons of public safety; b) the order for demolition has been issued pursuant to a contract or proposal previously approved by

the SEPAC; or c) commencement of demolition is necessary to enable the BRA to meet the time schedule of a duly designated developer in accordance with approved projects within the Urban Renewal plan. In the case of demolition orders for reasons of public safety, the Building Commissioner or Fire Commissioner and the BRA will inform the SEPAC within twenty-four hours of the time of placarding and prior to the release of the building to the contractor.

9) It shall be a legitimate concern of the SEPAC to encourage the employment and training of South End residents for employment in development projects or on the BRA project staff. This shall not be construed to apply to the employment of specific individuals.

10) The SEPAC shall have the power to incorporate in order to receive contracts from the Boston Redevelopment Authority pertaining to the delegation of urban renewal function; the SEPAC may subcontract these delegations provided such delegations of functions are not prohibited by law and are approved by the Authority.

South End Project Area Committee (SEPAC):

Members Elected July 26-28, 1969

| <u>Name</u> | <u>District</u> | <u>Address</u> | <u>Phone(s)</u> |
|-----------------------------|-----------------|----------------------|------------------------------|
| Richard D. Buck | At-large | 28a Union Park St. | 426-5937 (H) 262-4099 (W) |
| Royal H. Cloyd | At-large | 42 Union Park | 536-5923 (H) 742-2100 (W) |
| Patricia Flanigan (Mrs.) | At-large | 151 W. Canton St. | 267-5277 (H) 427-2445 (W) |
| Bertha C. Gibson (Miss) | At-large | 530 Mass. Ave. | 266-1821 (H) 262-1245 (W) |
| Christopher F. Hayes | At-large | 156 W. Canton St. | 261-1121 (H) |
| George W. Robertson | At-large | 168 W. Canton St. | 266-4348 (H) |
| Alex B. Rodriguez | At-large | 181 W. Brookline St. | 536-2083 (H) |
| Louis B. Ranson, Jr. | 1 | 12 Wellington St. | 266-7137 (H) |
| Liliane Wilson (Mrs.) | 1 | 16 Wellington St. | 266-7293 (H) |
| Gordon L. Doerfer | 2 | 14 Rutland Square | 536-5316 (H) 423-7011 (W) |
| Esther V. Jackson (Mrs.) | 2 | 5 Claremont Park | 536-6571 (H) |
| Isaiah Owens | 3 | 225 W. Canton St. | 536-5582 (H) |
| Robert A. Bennett | 3 | 161 Warren Ave. | 261-1362 (H) |
| David L. Myers | 4 | 21 Dartmouth Pl. | 262-3654 (H) |
| Jane Ellen Kennedy (Mrs.) | 4 | 5 Lawrence St. | 482-3943 (H) |
| Anderson Rogers | 5 | 2-B Emerald Court, | 542-1727 (H) |
| Gloria Rogers (Mrs.) | 5 | Castle Square | 542-1727 (H) |
| Joshua A. S. Young | 6 | 159 W. Newton St. | 262-2474 (H) |
| Arthur F. Howe | 6 | 81 Montgomery St. | 536-0927 (H) |
| George E. Berkely (Dr.) | 7 | 86 Waltham St. | 482-8478 (H) |
| Jeanette Hajjar (Miss) | 7 | 4 Union Park | 266-2296 (H) |
| Roger W. Baker | 8 | 23 Hanson St. | 482-5212 (H) |
| John G. Moses | 8 | 5 Bond St. | 482-4397 (H) |
| George W. Allen | 9 | 32 Greenwich St. | 442-4271 (H) |
| Barbara L. Strother (Mrs.) | 9 | 60 Camden St. | 427-0792 (H) |

SEPAC Members: p. 2

| <u>Name</u> | <u>District</u> | <u>Address</u> | <u>Phone(s)</u> |
|-------------------------|-----------------|--------------------------------|--|
| Harry Smith | 10 | 526 Mass. Ave. | 536-0012 (H) |
| Robert F. Pease | 10 | 139 W. Concord St. | 536-1798 (H) |
| Alice J. Hucksam (Mrs.) | 11 | 5 W. Canton St. | 266-4058 (H) |
| Helen Morton (Miss) | 11 | 83 W. Brookline St. | 267-3057 (H) |
| Henry Morier (Dr.) | 12 | 5 Worcester Square | 536-2898 (H) |
| Paul B. Mehegan (Mrs.) | 12 | 20 Worcester Square | 266-4758 (H) |
| Ethel Thompson (Mrs.) | 13 | 627 Harrison Ave. | 482-7453 (H) |
| Arcadio Ortiz | 13 | 33 Mons. Reynolds Way, #201 | 267-7400 (W) 423-3215 (?) |
| Alice Kalil (Mrs.) | 14 | 42 Bradford St. | 426-4799 (H) |
| Woodrow Hall | 14 | 320 Shawmut Ave. | 482-9550 (W) 266-5414 (H) 423-5725 (W) x621 |



PROPERTY ACQUIRED FOR CLEARANCE
AND REDEVELOPMENT

PROPERTY ACQUIRED FOR PUBLIC FAC

PROPERTY ACQUIRED FOR REHABILITA

PROPERTY ACQUIRED BY STATE D.P.W.
INNER BELT HIGHWAY RIGHT-OF-WAY

KEY:
X LOCATION OF THE
WINNERS OF THE
S.E. PAC COMPETITION

Winners at large

PROPERTY MAP

DATE AUG 65
DRAWN BY JK
CHECKED BY JK
SCALE 1" = 100'
DATE MAY 65

South End
Urban Renewal